

CHAPTER 8. WATER FACILITIES

801. GENERAL PROVISIONS

- (1) The developer shall provide public water access to every lot the developer creates.
- (2) The developer shall design and construct all water supply, distribution, pumping, and storage improvements according to this chapter, the City's "Construction Specifications for Public Improvements," and the Texas Natural Resources Conservation Commission (TNRCC) regulations.

See generally Texas Administrative Code chapter 290.

802. DESIGN CRITERIA

802.1 Minimum size; looped.

All water mains shall be a minimum of six inches (6") in size. Upon approval of the City Engineer, two (2") inch water mains may be used in residential developments if extended off six inches (6") or greater mains and intended to service the equivalent of ten (10) single family homes or less. All water mains shall be looped where practical.

See 31 TAC § 290.44 (c).

802.2 Provision for future extensions

The developer shall extend water lines, where necessary, to the borders of the development for future extensions of the distribution system. With City Council approval, the City may participate in the cost of oversizing lines required to serve land areas or improvements beyond the development (see Section 300.2).

802.3 Fire hydrants

The developer shall install fire hydrants as part of the water distribution system. The developer shall locate a fire hydrant within five hundred (500) feet of all portions of building sites, based upon a clear path of travel. Fire hydrants shall be served by supply lines of at least six inches (6") in size.

See 31 TAC § 290.44(d).

802.4 Valves

The developer shall install valves at the intersections of all water mains. The developer shall install inline valves at about one thousand (1,000) foot intervals.

See 31 TAC § 290.44(d)(5).

802.5 Depth of cover

The depth of cover of water mains shall be thirty (36) inches below finished grade, except that the depth of cover shall be at least forty-eight (48) inches in roadways.

802.6 Air relief valves

The developer shall install air release valves and/or air and air vacuum relief valves at critical water line profile summits. Sizing shall be according to City standards.

See 31 TAC § 290.44(d)(1).

802.7 Flush valves

The developer shall install blow-offs or flushing valves at water line profile low points so that the water discharged by draining the line can be readily disposed of if required for repairs or flushing.

See 31 TAC § 209.44(d)(6).

802.8 Public easements required

All public water facilities shall be placed in public easements as described in Chapter 7: Easement Standards.

803. INDIVIDUAL WATER SERVICE CONNECTIONS

The developer shall install service connections (water "taps") for each unit (dwelling or commercial/industrial) in the development intended for individual ownership at the time of construction of new water improvements. If individual utility connections for apartments are desired, the developer shall install service connections for each apartment at the time of construction of new water improvements. Such service connections shall be the appropriate size to serve the intended use of the property, as approved by the City Engineer, and shall extend from the public water main to the lot property line or utility easement line, as the case may be. All corporation stops, service piping, curb stops, meter boxes and vaults and any other material required for the connection shall be included in the service connection installation.

See also 31 TAC § 290.44(d)(4).

804. ALTERNATIVE POTABLE WATER FACILITIES

Alternative potable water facilities shall consist of individual lot water wells or a common water well with a distribution system to provide service to each lot.

804.1 Variance required

Commission may grant a variance from the requirement to provide public water facilities at the time of preliminary plat approval if it is determined that the public water system cannot be feasibly made available to the area of development (see also Section 300.2). The developer shall provide the Commission with sufficient technical data (topography, water demand, existing water systems, etc.) and construction cost figures to show the proposed development's need for an alternative to public water facilities. The developer shall not design or construct a separate water treatment/distribution system or on-site individual facilities unless such separate facilities are more beneficial to the City than constructing an adequate system extended from and connected to the existing public system.

804.2 Approval of water wells

The Commission shall not approve a final plat until the developer submits documentation of approval of the water wells by the Texas Natural Resource Conservation Commission.

804.3 Construction to City standards

The developer shall design and construct all water lines placed in public right-of-way or easements to City standards.

804.4 Dedication of public utility easements

If the Commission approves an alternative water facilities installation, the developer shall dedicate utility easements for the future installation of public water system improvements. Such easements shall comply with the criteria of Chapter 7 of this Code.